

November 15, 2016

Mr. Devin Leary
Human & Rohde, Inc.
516 Virginia Avenue
Towson, Maryland 21286

Re: Taylor Property at 8641 Park Heights Avenue
Forest Buffer Variance
Tracking # 02-16-2320

Dear Mr. Leary:

A request for a variance from the Baltimore County Code Article 33, Title 3, Law for the Protection of Water Quality, Streams, Wetlands and Floodplains (i.e. Forest Buffer Law), was received by this Department of Environmental Protection and Sustainability (EPS) on September 12, 2016. The variance request, should it be granted, would allow approximately 19,300 square feet (0.44 acre) of impact to a 0.7-acre area that would become Forest Buffer Easement in order to raze an existing dwelling and construct a much larger one. However, part of this buffer area and other forest area have been impacted at the property without EPS authorization prior to this variance request.

Given that there is an ongoing enforcement action on the property that will result in the need for a revised forest conservation variance and associated forest retention investigation report that in turn may affect the site layout, this forest buffer variance request and associated forest buffer protection plan (FBPP) must be considered incomplete at this time. Once the enforcement matter is resolved, please submit a revised forest buffer variance application package including a revised FBPP for consideration.

If there are any questions regarding this correspondence, please contact Mr. Michael Kulis or me at (410) 887-3980.

Sincerely,

Glenn E. Shaffer, Supervisor
Environmental Impact Review, EPS

c. Ross & Emily Taylor, Property Owners
Brian Lindley, Supervisor, EIR Enforcement